

**MINUTES OF THE REGULAR MEETING  
OF THE  
COMMUNITY PLANNING AND DEVELOPMENT BOARD**

**July 13, 2004**

**CALL TO ORDER**

Chair Raney called the meeting to order at 7:00 p.m.

---

**ROLL CALL**

Present: Vice-Chair Bill Raney, Earl Warren, Carol Kempiaik, Jim Zwerg, Ruben Jimenez,  
Alternate Dave Rioux and Alternate Tana Wrublik

Absent: Chair John Hawley, Annette Napolitano

Council Members: Chris Urwiller

Staff Present: Larry Harmer, Carol Reynolds, Phil Garthright, Denise Lacey, Scott Zipprich,  
and Connie Meadows

**APPROVAL OF MINUTES**

Vice-Chair Raney asked for a motion to approve the minutes of the May 11, 2004 Regular Meeting. Member Warren made a motion to approve the minutes of the May 11, 2004 Regular Meeting, seconded by Member Kempiaik. The motion passed unanimously.

Vice-Chair Raney asked for a motion to approve the minutes of the June 8, 2004 Regular Meeting. Member Warren made a motion to approve the minutes of the June 8, 2004 Regular Meeting, seconded by Member Rioux. The motion passed unanimously.

**WITHDRAWALS/CONTINUANCES: NONE**

**5. NEW BUSINESS:**

**5A. PP01-12: PRELIMINARY PLAT EXTENSION, JACKRABBIT TRAILS:**

Request by Courtland Homes for a fifth, six-month extension of the Preliminary Plat for Jackrabbit Trails originally approved on June 26, 2001. John Witrock of Courtland Homes requested a six-month extension of the Preliminary Plat for Jackrabbit Trails. Vice-Chair Raney opened the public hearing. There being no comments from the public Vice-Chair Raney closed the public hearing. Vice-Chair Raney asked for a motion to approve PP01-12. Member Warren made a motion to approve PP01-12. Vice-Chair Raney informed Mr. Witrock that this is the last time the Board will grant such extension and a final plat must be submitted prior to the expiration. After discussion, Member Warren amended the motion to state no more extensions will be granted, and final plat shall be submitted, prior to September 3, 2004 at close of business. Applicant John Witrock, agreed to the stipulation. Member Zwerg seconded the amended motion. The motion passed unanimously.

**5B. SP04-235: SITE PLAN, BLUE HILLS WATER TANK:**

Request by Joe Kalish for the Site Plan approval of a Water Tank and Well Site to be located at the northwest corner of Baseline Road and Miller Road. Joe Kalish, Doug Dunn and Norm Payne presented exhibits discussing land uses and gave a description of the proposed project. Member Rioux asked about the storage of chlorine tablets at the site. Mr. Payne stated no chlorine tablets would be stored at the site. Vice-Chair Raney asked if this Well would improve the water pressure at Valencia. Mr. Payne stated it would improve pressure by removing the demand for water from Valencia. Mr. Payne also stated that January 23, 2006 is the estimated EPA date to bring the well up to standard. Vice-Chair Raney opened the public hearing. **Mr. Henry Dvojack** of 301 5th Avenue West in Buckeye stated his concerns over the location of the well and the lack of advertisement for the public meeting. **Ms. Janet Jurn** of 308 5th Avenue West, Buckeye, stated her concerns regarding the location of the well. There being no further comments from the public Vice-Chair Raney closed the public hearing. Member Wrublik made a motion to approve SP04-235. Member Warren seconded the motion. The motion passed unanimously.

**5C. PP04-09: PRELIMINARY PLAT, WESTPARK PHASE 2:**

Request by The Roston Co. for Preliminary Plat approval of Westpark Phase 2, located west of Rooks Road and south of I-10. This subdivision proposes 1,376 single-family residences on approximately 327 acres. Jim Fergus, The Roston Co., presented exhibits showing the land uses and gave an overall description of the project. Mr. Fergus stated the project will consist of four homebuilders: Beezer, Canterra, Hacienda and Homelife. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Kempniak made a motion to approve PP04-09. Member Jimenez seconded the motion. The motion passed unanimously.

**5D. A04-08: ANNEXATION, BUCKEYE 60 L.L.C.:**

Request by Chris Lenz of United Engineering on behalf of Buckeye 60 L.L.C., in association with Inca Capital L.L.C., for the Annexation of approximately 60 acres into the Town of Buckeye as generally located one-half of a mile north of the northeast intersection corner of Lower Buckeye Road and Apache Road. Mr. Chris Lenz of United Engineering, on behalf of Buckeye 60 L.L.C., in association with Inca Capital L.L.C., was present for questions from the Board. Vice-Chair Raney made a motion to recommend approval of A04-08. Member Zwerg seconded the motion. The motion passed unanimously.

**5E. RZ04-187: REZONING, BUCKEYE 60 L.L.C., R-43 TO PR:**

Request by Chris Lenz of United Engineering on behalf of Buckeye 60 L.L.C. in association with Inca Capital L.L.C., for the Rezoning of approximately 60 acres from the R-43, Rural Residential (Maricopa County) to the PR, Planned Residential Land Use District, as generally located one-half of a mile north of the northeast intersection corner of Lower Buckeye Road and Apache Road. Mr. Chris Lenz of United Engineering on behalf of Buckeye 60 L.L.C., in association with Inca Capital L.L.C., was present for questions from the Board. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Zwerg made a motion to recommend approval of RZ04-187. Member Kempniak seconded the motion. The motion passed unanimously.

**5F. A04-06: ANNEXATION, CHAMPION PARTNERS:**

Request by Randy Heller and Ricky Lyons of JRM-NWC Limited Partnership, L.L.L.P. and Champion Partners Acquisition, L.L.C. for the Annexation of approximately 40 acres into the Town of Buckeye as generally located northwest from the intersection of Jackrabbit Trail and McDowell Road. Mr. Garthright gave a brief description of the project and said it is currently zoned R-43, Rural Residential, and R-5, Multi-Family Residential (Maricopa County) and when annexed would become General Commerce "GC". Ricky Lyons of JRM-NWC Limited Partnership, L.L.L.P., and Champion Partners Acquisition, L.L.C. was present for questions from the Board. Member Rioux made a motion to recommend approval of A04-06. Member Kempiaak seconded the motion. The motion passed unanimously.

**5G. RZ04-167: REZONING, CHAMPION PARTNERS, R-43 TO GC:**

Request by Randy Heller and Ricky Lyons of JRM-NWC Limited Partnership, L.L.L.P. and Champion Partners Acquisition, L.L.C. for the Rezoning of approximately 40 acres from the R-43, Rural Residential Zoning District (Maricopa County), to the GC, General Commerce, Land Use District as generally located northwest from the intersection of Jackrabbit Trail and McDowell Road. Mr. Garthright gave a brief description of the project and said it is currently zoned R-43, Rural Residential and R-5, Multi-Family Residential (Maricopa County), and when rezoned would become General Commerce "GC". Ricky Lyons of JRM-NWC Limited Partnership, L.L.L.P., and Champion Partners Acquisition, L.L.C. was present for questions from the Board. Vice-Chair Raney opened the public hearing. **Mr. Douglas Welty** of 19723 W. Monte Vista, Buckeye, stated his concerns over a possibly higher tax increase by this project. There being no further comments from the public, Vice-Chair Raney closed the public hearing. Member Rioux made a motion to recommend approval of RZ04-167. Member Zwerg seconded the motion. The motion passed unanimously.

**5H. SP03-08: SITE PLAN, SUNDANCE WELL #3:**

Request by Dave Ullrich of RBF Consulting on behalf of Hancock Communities for Site Plan approval to allow a Well Site on an approximately 0.22 acre parcel located north of Durango Street, south of Sundance Parkway and west of Dean Road. Brandon Squire of RBF Consulting, presented the proposed project and said no water treatment will take place at the proposed site. Mr. Squire requested that stipulation "J" be removed since he felt it does not pertain to this project. Mr. Zipprich told the Board that item "J" does not apply to this project and would not have a problem if the stipulation was removed. Vice-Chair Raney opened the public hearing. There being no comments from the public Vice-Chair Raney closed the public hearing. Member Kempiaak made a motion to approve SP03-08 with a proposal to remove stipulation "J". Member Jimenez seconded the motion. The motion passed unanimously.

**5I. SP03-429: SITE PLAN, BROGDON BUILDING:**

Request by Phil Brogdon for Site Plan approval to allow a mix of office, commercial and industrial buildings on approximately 6.83 acres located at the northeast corner of Jackrabbit Trail & Fillmore Avenue. Mrs. Lacey gave a brief description of the project. Mr. Phil Preach was present for questions from the Board. Vice-Chair Raney opened the public hearing. Ms. Diane Hicks of 19436 W. Taylor Street, Buckeye, stated her concerns over security lighting from the project illuminating onto her property. Staff stated that ordinances and codes currently in place with the Town of Buckeye will protect her rights to privacy. There being no further comments from the public, Vice-Chair Raney closed the public hearing. Member Warren made a motion to approve SP03-429. Member Zwerg seconded the motion. The motion passed unanimously.

**5J. SP04-56: SITE PLAN, WALGREEN'S:**

Request by Evergreen Devco, Inc. for Site Plan approval of a Walgreen's drug store on a 2.5-acre parcel located at the southeast corner of Watson Road and Yuma Road. Kelly Hilgart, of Evergreen Devco, Inc. gave a brief description of the project and stated the project is expected to open within one year. Member Zwerg asked if Walgreen's will be responsible to complete the road on Watson Yuma. Mr. Garthright informed the Board that Walgreen's, in conjunction with Hancock, will complete the south half of Yuma Road and the East half of Watson. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Zwerg made a motion to approve SP04-56. Member Jimenez seconded the motion. The motion passed unanimously.

**5K. GPA(M)04-194: MINOR GENERAL PLAN AMENDMENT, GRAFTON FARMS:**

Request by Christine Sheehy of Arizona Land Planning & Development, L.L.C. on behalf of Ronald J. Benach of Grafton Farms, L.L.C. for a Minor General Plan Amendment to the Town of Buckeye, General Development Plan. Request to change Land use designation on 79 acres located northeast from the intersection of Turner and Lower Buckeye Roads from the GC, General Commerce Land Use District, to that of the PR, Planned Residential Land Use District. Christine Sheehy of Arizona Land Planning & Development, L.L.C., was present on behalf of Ronald J. Benach of Grafton Farms, L.L.C. Ms. Sheehy gave a brief description of the project. Member Warren made a motion to approve GPA(M)04-194. Member Jimenez seconded the motion. The motion passed unanimously.

**6. COMMENTS FROM THE PUBLIC: None**

**REPORT FROM STAFF:**

Staff reported that the next Development Board meeting would be on July 27, 2004.

**REPORT FROM THE DEVELOPMENT BOARD:** Vice-Chair Raney asked that staff look into the clean up of the ditch at the Cholla Apartments Baseline and Miller.

**ADJOURNMENT:**

Member Warren made a motion to adjourn the meeting seconded by Member Zwerg. The Meeting adjourned at 9:10 p.m.

---

Bill Raney, Vice-Chair

**ATTEST:**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 13th day of July 2004. I further certify that the meeting was duly called and that a quorum was present.

---

Larry Harmer, Secretary